

OLD TOWN ALBUQUERQUE VET CENTER INVESTMENT

NEQ MOUNTAIN RD & RIO GRANDE BLVD
2001 Mountain Rd NW Albuquerque, NM 87104



OFFERING MEMORANDUM



SALE PRICE
\$1,323,245.56



CAP RATE
9%



NOI
\$119,092.10



GLA
±5,526 SF

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Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

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Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



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PROPERTY OVERVIEW | OLD TOWN ALBUQUERQUE VET CENTER INVESTMENT

2001 Mountain Rd NE is a multi-building, mixed-use condominium project as part of Felipe Plaza in Old Town Albuquerque. Building F consists of two tenants, the Albuquerque Veterans Center (5,076 SF) and Monarch Del Rey Barber Shop (450 SF) and is 100% leased. Albuquerque Vet Center pays rent, plus a set operating cost, whereas Monarch pays electric and janitorial. Both leases have short terms remaining, making this investment a great play for an experienced investor or even an owner/user who plans to occupy the office space. Common areas are covered by the Felipe Plaza Condo Association and property is managed by Colliers International. This Old Town building features a beautiful Spanish-style stucco with decorative vigas and blends in well with the historic architecture of the historic area.

The building is connected to the parking garage for the condominium and is right in the heart of the Sawmill District, joining Hotel Albuquerque, Hotel Chaco, Sawmill Market and is directly north of the Historic Old Town Albuquerque.



EXECUTIVE SUMMARY | OLD TOWN ALBUQUERQUE VET CENTER INVESTMENT

BUILDING OVERVIEW

PROPERTY ADDRESS	2001 Mountain Road Northwest Albuquerque, NM 87104
LOCATION	NEQ Mountain Rd & Rio Grande Blvd
SUBMARKET	Old Town
COUNTY	Bernalillo
ZONING	MX-M (Moderate Density)
YEAR BUILT	1995
Percentage of Condo	13.12%
Lease Expiration	Vet Center: 12/14/2027 Monarch Del Rey: 9/30/2026

INVESTMENT HIGHLIGHTS

- Two tenant office investment with the U.S. Department of Veterans Affairs and Barber Shop
- Prime Old Town Albuquerque location within Felipe Plaza and adjacent to the Sawmill District
- Great opportunity for investor or owner/user with current leases expiring in 2027
- VA pays rent and majority of operating expenses associated with the investment
- Beautiful Spanish-style building with well-maintained common areas and parking structure



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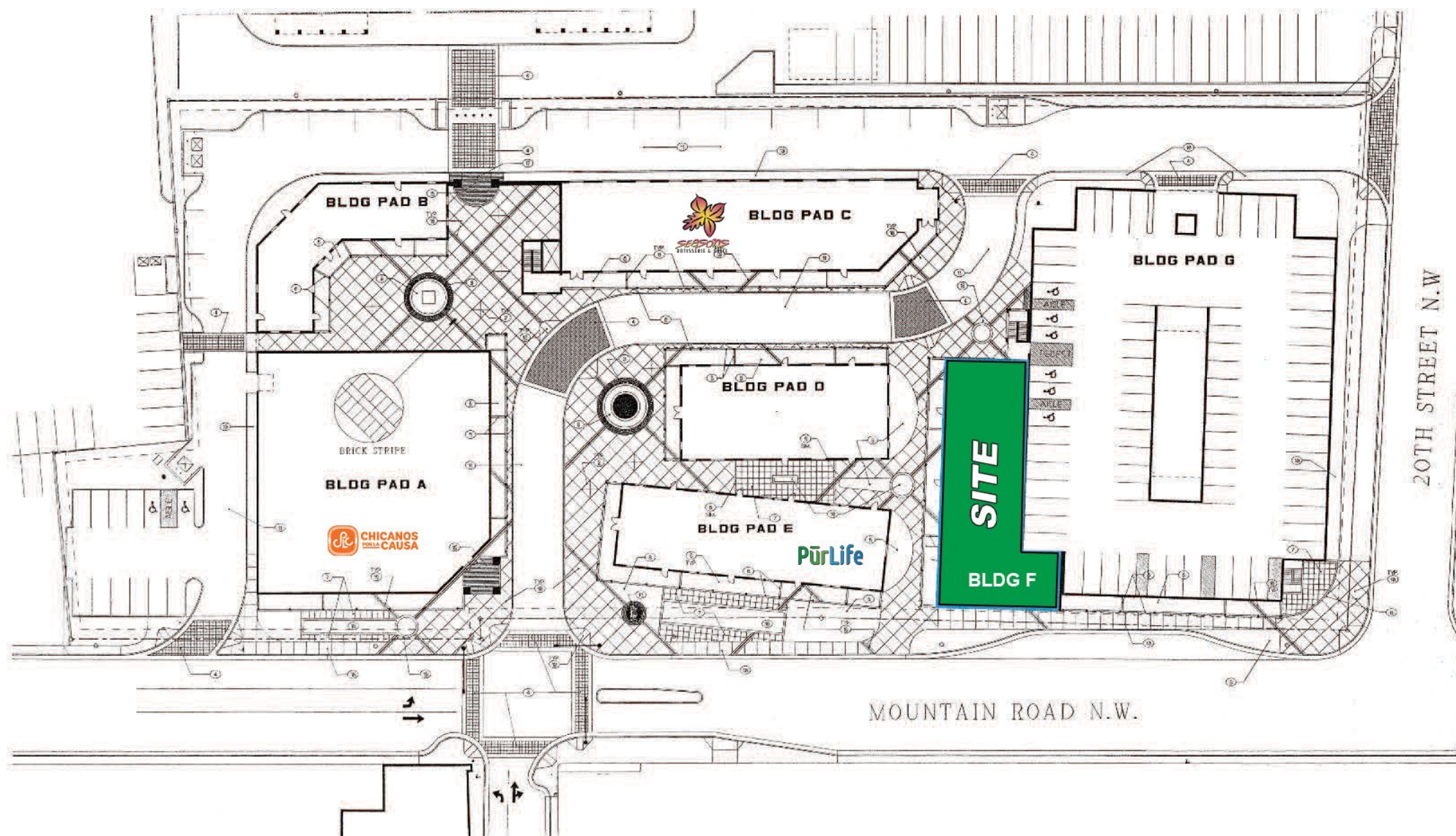
\$119,092.10



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SITE PLAN | OLD TOWN ALBUQUERQUE VET CENTER INVESTMENT

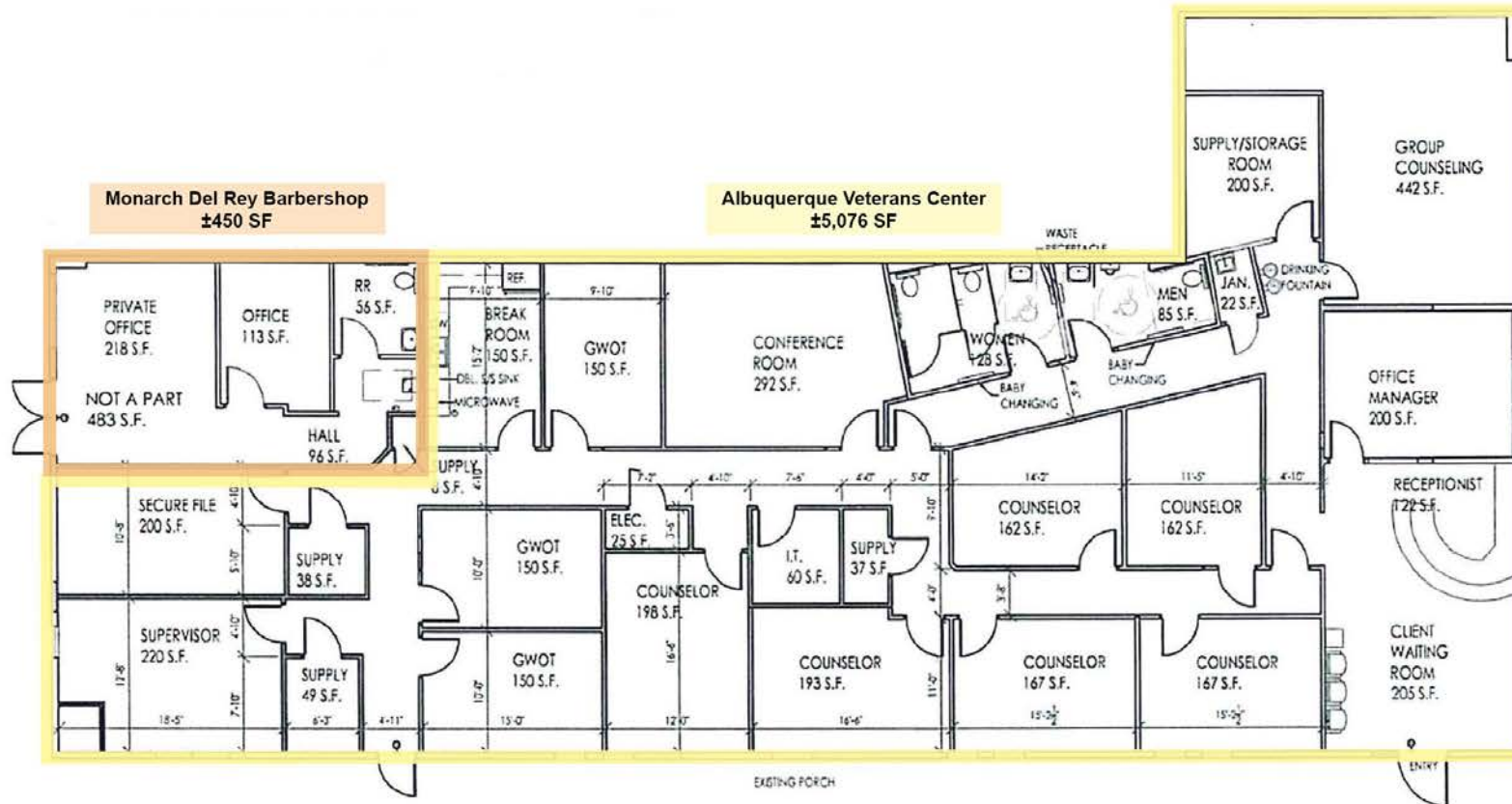


EXTERIOR PHOTOS | OLD TOWN ALBUQUERQUE VET CENTER INVESTMENT



FLOOR PLAN | OLD TOWN ALBUQUERQUE VET CENTER INVESTMENT

2001 Mountain Rd NW, Building F: Floor Plan



LOCATION OVERVIEW | OLD TOWN ALBUQUERQUE VET CENTER INVESTMENT



DEMOGRAPHICS | OLD TOWN ALBUQUERQUE VET CENTER INVESTMENT



POPULATION
96,878 (3 MILE)



INCOME:
\$77,167 (3 MILE)

POPULATION	1 MILE	3 MILE	5 MILE
2025 Population	11,098	96,878	246,339
2030 Population Projection	10,679	92,317	235,655
Annual Growth 2025-2030	-0.8%	-0.9%	-0.9%
Historical Annual Growth 2020-2025	0%	-0.4%	-0.3%
Medium Age	41.3	38.5	38.0
Bachelor's Degree or Higher	46.1%	35.9%	35.4%
U.S. Armed Forces	8	86	789

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$93,022	\$77,167	\$87,131
Medium Household Income	\$66,198	\$56,448	\$66,161
< \$15,000 - \$25,000	783	5,314	9,755
\$25,000- \$35,000	369	3,948	8,933
\$35,000- \$50,000	545	5,073	11,890
\$50,000- \$75,000	884	7,295	18,045
\$75,000 - \$100,000	660	5,074	14,415
\$100,000 - \$125,000	478	3,216	9,317
\$125,000 - \$150,000	195	1,999	6,245
\$150,000 - \$200,000	302	2,599	6,835
\$200,000+	682	2,472	7,309

*Source: SITESUSA 2026

**AUSTIN TIDWELL, CCIM**

PRINCIPAL

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Prior to joining RESOLUT RE, Austin Tidwell was one of the top producing brokers for a New Mexico development and property management team that was ranked in the top 5 commercial real estate brokerage firms, locally, since 2013. He has extensive knowledge of the development process and with identifying opportunities, as it pertains to the purchase of investment properties.

Over the years, Austin has worked with national and local companies like Crunch Fitness, Lovelace Medical Group, State Farm, Metro PCS, Arby's, Blake's Lotaburger, Anytime Fitness, Piñon Coffee Company, AAA New Mexico and Grassburger. And while he still focuses on his tenant representation accounts, he also engages in a lot of landlord representation work, along with third-party investment sales. In fact, his background in advertising and marketing, and the subsequent strategic relationships with television, newspaper and trade publications that he was able to form, really benefit his clients with promoting their listings and closed transactions.

Austin received his Bachelor of Business Administration from the University of New Mexico, with a concentration in Marketing. He is also on the Board of Directors for the New Mexico CCIM Chapter and is a Certified Commercial Investment Member (CCIM).

FOR MORE INFORMATION PLEASE VISIT:

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DANIEL KEARNEY
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Daniel began his real estate career in early 2014 while attending the University of New Mexico, joining a local commercial development and brokerage firm known for handling a volume of commercial transactions. In January 2018, he helped launch the New Mexico division of RESOLUT RE. He has served as the office's Qualified Broker since 2022 and, in 2025, became a co-owner of RESOLUT RE in New Mexico alongside Rob Powell and Austin Tidwell.

As Principal / Qualified Broker, Daniel advises owners, investors, developers, landlords, tenants, and business owners across acquisitions, dispositions, leasing, tenant representation, site selection, and investment strategy. He approaches client work with the same ownership mindset he uses when evaluating opportunities for himself and his partners, combining market research, brokerage experience, ownership, repositioning, and hands-on management insight.

Daniel has owned Odyn Management since 2020. Odyn currently has approximately \$120 million in assets under management and provides commercial property management, market-rate and luxury multifamily management, and project management services. Since 2022, Daniel and his partners have been acquiring and repositioning properties, focusing on adding value, beautifying Albuquerque corridors such as the Far NE Heights, and managing those assets through Odyn with a stewardship-minded approach.

Daniel believes real estate directly impacts businesses, tenants, neighborhoods, and communities. His goal is to improve properties, support local businesses, treat tenants well, beautify neighborhoods, and manage assets with excellence and integrity. For Daniel and his team, that mission is rooted in a Christian calling to serve people well, steward what has been entrusted to them, and bring care, renewal, and principled leadership into real estate.

Daniel is the 2026 Chair / President of RECPAC, a 2026 CARNM Board Member, and a member of GAAR and the Apartment Association.

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